



DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

M E M O R A N D U M

DATE: January 28, 2009

TO: Ray Giometti, Planning Commission Chair
Members of the Planning Commission

FROM: Erika Conkling, AICP, Senior Planner

SUBJECT: **2008 Housekeeping Docket**

ISSUE

Of the many proposed code changes on the 2008 docket, which amendments include minor revisions that correct inconsistencies, clarify text, or modify process?

RECOMMENDATION

Staff recommends the following amendments:

- Amend language throughout the code related to the former Planning/Building/Public Works and Economic Development Neighborhoods and Strategic Planning departments to reflect the departmental reorganizations that were effective March 1, 2008
- Amend language throughout Title IV related to the Uniform Building Code and change it to the International Building Code
- Amend zoning purpose statements in 4-2-020 to eliminate references to applicable Comprehensive Plan Policies, which were revised in 2008 Comprehensive Plan Amendment T-02
- Amend 4-2-030D to clarify that when there are conflicts between a legal description and a zoning map, the text will prevail
- Amend 4-2-030F to allow the official zoning map of the City to be updated quarterly
- Amend language and diagrams throughout Title IV to eliminate the dual standard (stories and feet) of measuring height in residential zones
- Correct references to the *Urban Center Design Overlay Regulations* to read *Urban Design Regulations*
- Correct illustration of the definition of *Floor Area* in 4-11-060
- Amend 4-2-060 and the definition of *Outdoor Storage* to clarify the administration of this use
- Clarify setback requirements in the R-14 zone for attached dwellings with less than three units
- Clarify building coverage and landscaping standards in the R-10 zone

- Amend the submittal requirements for Comprehensive Plan Amendments to be consistent with the materials staff need to process these applications

BACKGROUND

Each year City staff and officials identify language, tables, or diagrams in the Renton Municipal Code that need to be updated. Often, the proposed changes require a deeper consideration of matters of policy, or it may result in a substantive change in standards or regulations. However, each year a number of proposed changes simply require an administrative clean-up. This latter group of items is referred to as the “Housekeeping” docket.

Housekeeping amendments accomplish many different tasks. Corrections are made in cases where there are mistakes or conflicts. Clarifications reword or refine code that may not be presented clearly. Oftentimes, clarifications are identified by the need for administrative determinations or interpretations in the permitting process. Process changes typically reflect alterations in how staff gets the job done, but does not affect code regulations or standards.

COMPREHENSIVE PLAN COMPLIANCE

The proposed amendment complies with the Comprehensive Plan, by eliminating conflicts and inconsistencies and clarifying regulations to better implement the established policies of the Comprehensive Plan. Process changes do not affect Comprehensive Plan compliance, but do enhance the ability of staff to effectively administer regulations and standards that implement the Plan.

ENVIRONMENTAL REVIEW

The proposed amendments do not directly affect code regulations or development standards. All of the amendments clarify issues based on existing policy, correct mistakes or inaccuracies, or affect internal process. As a result, environmental review under the State Environmental Policy Act is not required.

CONCLUSION

Housekeeping amendments to Renton Municipal Code eliminate inconsistency, clarify regulations so they are better understood, and allow for the efficient processing of land use permits.